



## 37 ARMSTRONG ROAD RETFORD

A spacious three bedroom mid terraced house close to Retford town centre. The property offers three generous bedrooms, downstairs cloakroom and utility as well as a dual aspect lounge dining room. There is off road parking and a nice sized rear garden.

**£135,000**

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**BROWN & CO**

Property and Business Consultants



37 ARMSTONG ROAD, RETFORD, DN22 6QX

LOCATION

Armstrong Road is within comfortable walking distance of the town centre which provides comprehensive shopping, leisure and recreational facilities. There are also schools for all age groups and also dog walking by the Chesterfield Canal. Retford also boasts a mainline railway station on the London to Edinburgh intercity link. The A1 is to the west linking to the wider motorway network.

DIRECTIONS

What3words///gone.impose.broom

ACCOMMODATION

Part glazed composite door to

ENTRANCE HALL with dado rail. Dog legged turning staircase to first floor landing. Cupboard housing the gas fired warm air ducted central heating boiler.

CLOAKROOM with front aspect high level obscure double glazed window. White low level wc, wall mounted hand basin.

UTILITY CUPBOARD 6'6" x 5'8" (2.01m x 1.76m) space and plumbing for washing machine and two additional appliances. Ceramic tiled floor.

KITCHEN 9'6" x 8'0" (2.92m x 2.46m) rear aspect double glazed window. Half glazed UPVC door. A good range of base and wall mounted cupboard and drawer units. 1 ¼ stainless steel sink drainer unit with mixer tap. Space for free standing cooker and appliances. Working surfaces with matching upstand. Part tiled walls, ceramic tiled flooring. Arch through to

DINING ROOM 8'2" x 10'8" (2.51m x 3.29m) rear aspect double glazed French doors with side light windows overlooking and leading into the garden. Dado rail, ornate cornicing. Leading into

LOUNGE 13'8" x 10'8" (4.20m x 3.29m) front aspect double glazed picture window. Stone feature fireplace with matching shelved display area for TV, coal effect gas living flame fire with raised hearth and matching insert. Wood and mantle, dado rail, ornate cornicing. Wall light points.

Dog legged turning staircase with small half landing with shelved storage cupboard. The main LANDING has a dado rail, access to roof void and built-in linen cupboard. Slimline window.

BEDROOM ONE 10'8" x 10'8" (3.30m x 3.30m) rear aspect double glazed window. A range of built-in bedroom furniture incorporating double fronted wardrobe, chest of drawers and over bed storage cupboards.

BEDROOM TWO 11'3" x 10'8" (3.44m x 3.29m) front aspect double

glazed picture window.

BEDROOM THREE 9'5" x 8'0" (2.91m x 2.47m) rear aspect double glazed window. Built-in over stairs storage cupboard.

BATHROOM 6'7" x 5'2" (2.04m x 1.57m) front aspect high level obscure double glazed window. Three piece coloured suite of panel enclosed bath with Triton T80 electric shower over. Low level wc, pedestal hand basin, tiled walls and central light/heater.

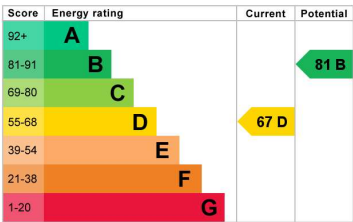
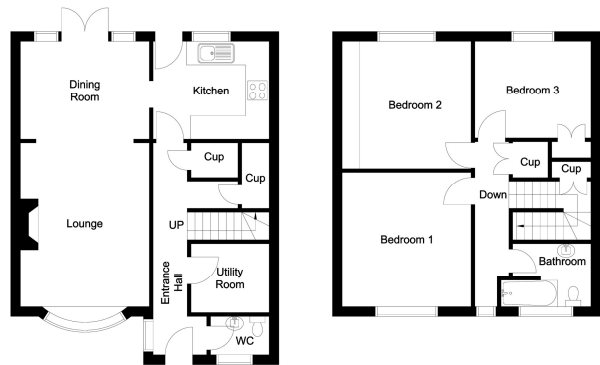
OUTSIDE

The front is walled to all sides. Wrought iron pedestrian gate and matching double gates lead into the garden and to the concrete driveway with space for one vehicle. The front garden is paved with shrub surrounds.

The rear garden is fenced and hedged to all sides, two paved patio areas with external water supply. Two areas of lawn with shrub borders. To the rear of the plot is a small timber shed, high hedging and a gate giving access to the rear.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property. Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm. Viewing: Please contact the Retford office on 01777 709112. Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112. Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. These particulars were prepared in September 2026.



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